

RESOLUTION
Of
THE BOSTON REDEVELOPMENT AUTHORITY

RE: DESIGNATION OF REDEVELOPER FOR RE-USE PARCEL 41 IN THE
SOUTH END URBAN RENEWAL AREA, AND RELATED MATTERS.

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for Loan and Grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project, and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and Federal laws, and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin, and

WHEREAS, the Authority has previously authorized negotiations with New England Insulation Company as redeveloper of Re-use Parcel 41 in said Renewal Area.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

1. New England Insulation Company, doing business as F. R. Company, be and hereby is designated as developer for the South End Re-use Parcel 41, subject to approval by the Authority of the final plans and specifications, publication of public disclosure information, issuance of approvals required by the Housing Act of 1949, as amended, and approval of a land price by the Authority and HUD for those portions of Parcel 41 which are not presently owned by said redeveloper.
2. Disposition of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
3. It is hereby determined that the said redeveloper possesses the qualifications and financial resources necessary to acquire

and develop the land in accordance with the Urban Renewal Plan for the project area.

4. The Development Administrator is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement between the Authority as Seller, and New England Insulation Company, doing business as F. R. Company, as Buyer, providing for conveyance by the Authority of that portion of Disposition Parcel 41 in the South End Urban Renewal Area which is not already owned by said redeveloper, for a consideration to be determined by the Authority, subject to Federal concurrence, following two independent re-use appraisals; that the Development Administrator is further authorized, subject, however, to Authority approval of the final plans and specifications, and to submission of satisfactory evidence of financial commitments, to execute and deliver a deed conveying said portion of said parcel, pursuant to such Agreement; and that the execution and delivery by the Development Administrator of such Agreement and deed, to which a Certificate of this Resolution is attached, shall be conclusive evidence that the form, terms, and provisions thereof are by the Development Administrator deemed proper and in the best interest of the Authority.
5. The Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(3) of the Housing Act of 1949, as amended.



MEMORANDUM

NOV 2 1967
October 26, 1967

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: FRANCIS X. CUDDY - DEVELOPMENT ADMINISTRATOR

SUBJECT: SOUTH END PROJECT (MASS. R-56)
PARCEL 41

924
11/2

SUMMARY: Approval of Preliminary Plans, Designation of Redeveloper, Authorization to enter into Disposition Agreement, Minor Modification of South End Plan affecting Street Rights-of-Way

Several months ago the Authority authorized negotiations with New England Insulation Company, a wholesaler of insulation materials, regarding development of South End Re-use Parcel 41. Most of the parcel is already owned by the New England Insulation, which, according to the South End Plan, affords New England Insulation a priority in the selection of developers. The portion of Parcel 41 not owned by New England Insulation falls within the Authority's first acquisition stage, and it is expected the remaining parcels will be acquired within the next month.

New England Insulation has submitted preliminary plans for construction of a 20,000 sq. ft. one level structural steel warehouse with enclosed garage and loading dock, and a small attached office building. The plans have been reviewed by the Authority's Design staff and approved, and are submitted herewith for approval by the Authority.

A related matter pertains to two street rights-of-way. The South End Plan provides for the closing of Pike Street and for its inclusion in Parcel 53. The Plan also provides for a one-block extension of East Lenox Street. These street alignments were planned on the assumption that Albany Street would feed into the Inner Belt Service Road. It has now been decided by the Traffic Department and the Department of Public Works to dead-end Albany Street at Randall Street. Since the last block of Albany Street will be used only by the businesses in that block, both the narrow Pike Street and the proposed extension of East Lenox Street can be dispensed with. The Authority's Transportation staff and the City Traffic Department concur in this recommendation.

Therefore, a Vote has been attached which would accomplish a minor modification of the South End Plan by including the Pike Street right-of-way in Parcel 41 instead of in Parcel 53, and including the proposed East Lenox Extension in Parcel 53. The owners of the land comprising the proposed East Lenox Extension, Massachusetts Machine Shop, Inc., have submitted a proposal for the development of Parcel 53, and much prefer that East Lenox Street not be extended. The General Counsel agrees that the proposed amendment is minor, within the power of the Authority to adopt, without city council action.

It is recommended that the Authority adopt (1) the attached Vote respecting the rights-of-way of Pike Street and the proposed extension of East Lenox Street, (2) the attached Vote approving the preliminary plans of New England Insulation Company for Parcel 41, and (3) the attached Resolution designating New England Insulation Company, doing business as F. R. Company, as developer of Parcel 41 in the South End, and authorizing a Disposition Agreement and Deed pursuant to such designation, subject to Board approval of final plans and specifications, public disclosure publication, and evidence of financial commitments.

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